
LAND DEVELOPMENT COMMITTEE MINUTES

Coast Community College District

Special Meeting of the Land Development Committee

Date: September 9, 2010, 2:00 p.m.

Board of Trustees Office Conference Room

1370 Adams Avenue, Costa Mesa, CA 92626

1. **Call to Order** - The meeting was called to order by Chair Howald at 2:01 p.m.
2. **Roll Call**

Trustees Present: Chair Howald and Mr. Patterson

Trustees Absent: None

In Attendance - Chancellor Dr. Ding-Jo Currie; Vice Chancellor of Administrative Services C.M. Brahmbhatt; Orange Coast College President Dr. Dennis Harkins; Golden West College President Wes Bryan; Coastline Community College President Dr. Lori Adrian; Orange Coast College Vice President of Administrative Services Richard Pagel; Golden West College Vice President of Administrative Services Janet Houlihan; Coastline Community College Director Maintenance and Operations David Cant; Assistant Director District Facilities Jerry Marchbank; Orange Coast College Sailing Center Director Brad Avery; Coastline Community College Fiscal Services Director Christine Nguyen; representing the Boys and Girls Club Tanya Hoxsie; representing Cambridge West Partnership Joyce Black and Ken Cereghino; representing Townsend Public Affairs Sean Fitzgerald; and Secretary of the Board Dr. Christian Teeter

3. **Opportunity for Public Comment**

There were no requests to address the Committee during Public Comment.

4. **Approval of Minutes - Special Meeting of July 22, 2010**

It was moved by Mr. Patterson and seconded by Mr. Howald to approve the Special Meeting Minutes of July 22, 2010.

Motion carried with the following vote:

Aye: Chair Howald, Mr. Patterson

No: None

Absent: None

Follow-up Items from the July 22, 2010 Committee Meeting

5. **Report on Golden West College Uncommitted Land/Athletic Fields and Commercial Opportunities**

Mr. Bryan provided an update on college plans to develop lands for a recreational usage in a partnership, specifically a corner property on Gothard Street in Huntington Beach.

Work could commence in Spring 2011. Mr. Bryan indicated that he supports a plan that would improve existing facilities, work to serve students and also reduce potential for controversial matters. Mr. Bryan noted that there have been no campus-wide discussions other than that plans would be considered for a future revenue source. Mr. Patterson asked if plans could be developed for buildings that focus on education. Dr. Currie noted that the pending Vision 2020 plan would complement discussions on this topic. Mr. Bryan added that there are no projects in place, and emphasized that all items are under consideration. He commented on the many projects completed on the campus in recent times, with the Boys & Girls Club project as one of the pending lingering items remaining.

NEW ITEMS FOR DISCUSSION

6. Update and Discussion – Orange Coast College Planetarium

Mr. Patterson noted that the District Board of Trustees wishes to utilize \$1,000,000 of Measure C funds to start the project, but expressed a concern that the money not be paid out first, be spent on design/drawings, and then have the project not completed. Mr. Patterson noted that if the money is to be spent, the Board of Trustees needs to see a plan for financing the rest of the project. Mr. Patterson asked Mr. Bennett to provide more information. Mr. Bennett noted that a sub-committee of the Orange Coast College Foundation is actively soliciting leadership gifts for the Planetarium. Mr. Bennett commented on the challenges of raising seed money when there are limitations on what benefactors are willing to provide, unless specific building plans have been established. Mr. Bennett noted that the Foundation wishes to appoint an architect to begin work on the project. Dr. Harkins and Mr. Patterson emphasized the need for a plan that will ensure accountability for the Board's approval of \$1,000,000 to start the project.

7. Discussion of Amendment to District Master Plan Concerning Boys and Girls Club Facility of Huntington Valley at Golden West College

Mr. Patterson noted the cost concerns of an Environmental Impact Report (EIR) process, and the possibility of including the gymnasium in the District's Master Plan such that the EIR process could be eliminated to reduce costs. The estimated cost was \$160,000 for the EIR. Mr. Brahmbhatt noted that the Boys & Girls club was not part of an original EIR submitted for the College's development. He noted that the Boys & Girls Club was advised ahead of time that a separate EIR would be required, and that there would be a cost. Mr. Brahmbhatt added that research could be done for the costs of a separate EIR and modification of the District's Master Plan. **Mr. Howald requested that this item be placed on the next meeting of the Land Development Committee.**

8. Review and Discussion of District IPP/FPP Issues

Ken Cereghino of Cambridge West Partnership provided the Committee with an update of IPP/FPP issues. Mr. Brahmbhatt noted that there is no capital outlay bond in the 2010 election, adding that it would be back at the earliest in 2012. This development will impact planning on campuses. Mr. Cereghino, in spite of this, emphasized the need for the District to request funds for projects if and when legislative issues are resolved. He also emphasized the importance of a long term view; that policy makers should consider what campuses would look like over a fifty year term. Mr. Charaghino noted that the District must qualify for funds in order to apply at all, adding that the District has qualified for funds.

9. Measure C Projects Funded, and Use of Balance of Funds

Mr. Brahmbhatt provided documentation to the Committee summarizing fund totals as of June 30, 2010. Mr. Brahmbhatt noted that Orange Coast and Coastline Colleges have enough funds to complete all projects. He noted that Golden West College has one project that may not fit completely. He noted that the issue could be resolved by a second General Obligation bond offering which could close any lingering deficits at the college. **Mr. Patterson noted that he would like to see a list of every single Measure C project and also in some form of a matrix, a description of whether or not a project was built, total funding, status etc. Mr. Patterson also requested a list of projects that were not completed.**

10. Set Future Meeting Dates

The Land Development Committee will meet next on Tuesday, October 12, 2010 at 9:00 a.m.

11. Adjourn

There being no further business, it was moved by Mr. Patterson and seconded by Mr. Howald to adjourn the meeting.

Motion carried with the following vote:

Aye:	Chair Howald, Mr. Patterson
No:	None
Absent:	None

The meeting was adjourned by Chair Howald at 3:45 p.m.

Secretary of the Board of Trustees